

7 JUN 1954

BUILDING STATISTICS - TASMANIA - MARCH QUARTER, 1954

The Deputy Commonwealth Statistician (Mr. J.C. Stephen) has made available the following particulars of Building Statistics for the quarter ended 31st March, 1954, together with comparable data for preceding periods.

1. DEFINITIONS OF TERMS USED

A statement of definitions of terms used will be found on page 11.

2. SUMMARY FOR QUARTER ENDED 31ST MARCH, 1954.

Statistics of building operations for the quarter ended March, 1954, show that:-

1. The number of houses commenced increased by 68, whilst the number completed was 99, less than during the previous quarter and was the lowest number of completions since 1949 (see table on page 3).

2. The value of new buildings (other than houses) commenced and completed was considerably higher than in December quarter, 1953. (see table on page 7).

3. The value of work done on all new buildings (including houses) decreased by £67,000 or 3.8 per cent. (see table on page 9).

CONSTRUCTION OF NEW BUILDINGS - TASMANIA - MARCH QUARTER 1954.

Description of Building and Construction Agency	Commenced during March Quarter 1954		Completed during March Quarter 1954		Under Construc- tion at 31st Mar. 1954		Value of Work done during March Quarter 1954
	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	No. of Bldgs.	Value (a)	
		£'000		£'000		£'000	£'000
1. Houses (b)							
(i) Pte. Contractors							
On Pte. A/c.	180	506	186	515	405	1,221	404
On Govt. A/c.	88	243	92	244	197	566	243
(ii) Govt. Day Labour	104	261	48	128	190	504	253
(iii) Owner-Builders	291	701	236	560	1,432	3,416	632
Total Houses:	663	1,711	562	1,447	2,224	5,707	1,532
2. Flats (c)							
(i) Pte. Contractors-Pte.A/c.	6	16	3	9	20	55	12
(ii) Govt Day Labour	-	-	-	-	12	33	10
3. Shops with Dwellings							
(i) Pte. Contractors-Pte.A/c.	8	30	4	12	14	54	12
Govt.A/c.	-	-	-	-	1	5	2
4. Shops w/out Dwellings							
(i) Pte. Contractors							
On Pte. A/c.	9	128	11	32	12	172	35
On Govt. A/c.	-	-	-	-	1	5	1
5. Hotels, Guest Houses							
(i) Pte. Contractors							
On Pte. A/c.	-	-	2	103	-	-	61
On Govt. A/c.	-	-	2	30	-	-	3
6. Factories							
(i) Pte. Contractors							
On Pte. A/c.	8	83	12	745	18	510	110
On Govt. A/c.	-	-	1	10	5	1,233	75
7. Other New Buildings							
(i) Pte. Contractors							
On Pte. A/c.	21	282	26	189	43	461	106
On Govt. A/c.	40	299	27	159	86	2,352	330
(ii) Govt. Day Labour	2	9	2	5	4	267	6
Total Other New Buildings:	94	847	90	1,294	216	5,147	763
All new Buildings							
(i) Pte. Contractors							
On Pte. A/c.	232	1,045	244	1,605	512	2,473	740
On Govt. A/c.	128	542	122	443	290	4,161	654
(ii) Govt. Day Labour	106	270	50	133	206	804	269
(iii) Owner-Builders	291	701	236	560	1,432	3,416	632
GRAND TOTAL:	757	2,558	652	2,741	2,440	10,854	2,295

- (a) When completed, excluding cost of land on which building is erected.
 (b) Converted army huts are excluded.
 (c) Number indicates number of individual flats provided as new dwellings.

Persons employed on jobs as at end of March, 1954, as reported by builders, are shown in various categories in the following table.

Comparative details for earlier periods will be found on Page 10.

PERSONS (a) ACTUALLY WORKING ON JOBS CARRIED OUT BY BUILDERS OF NEW BUILDINGS IN TASMANIA AS AT 31ST MARCH, 1954.

Grade of Occupation	No.	Type of Occupation	No.	Work Engaged on	No.
Contractors	804	Carpenters	2772	New Buildings	
Sub-Contractors	543	Bricklayers	369	Houses	3020
Wage Earners	4220	Painters	346	Other New Buildings	1428
		Electricians	157	Additions & Alterations (b) -	
		Plumbers	255	Houses	233
		Builders'		Other Buildings	517
		Labourers	1086	Repairs & Maintenance (b)	369
		Others	582		
<u>Total:</u>	5567	<u>Total:</u>	5567	<u>Total:</u>	5567

- (a) Includes estimate for persons working on owner-built jobs:
 (b) Excludes principals and their employees engaged solely on alterations, additions and maintenance work.

3. NEW HOUSES

1. NEW HOUSES COMPLETED:

During the quarter ended 31st March, 1954, 562 new houses were completed, compared with 661 in December Quarter 1953 and 608 in September quarter 1953. The number of completions in the March quarter in preceding years were 1946 - 119; 1947 - 270; 1948 - 383; 1949 - 589; 1950 - 772; 1951 - 966; 1952 - 705 and 1953 - 704.

The 562 houses completed during the March quarter 1954, comprised 84 brick, concrete etc., 51 brick, concrete etc., veneers, 383 wood, 18 prefabricated wood and 26' fibro-cement.

During the quarter 7 new dwellings were provided by the construction of flats and shops with dwellings.

Of the 21,290 houses completed since September 1945, 5,280 or 24.8% were of brick, concrete etc., and 16,010 or 75.2% were of wood, etc., material.

The average recorded value of each house completed in Tasmania during March quarter 1954 was £3385 for brick, concrete etc., £2369 for wood and £1538 for fibro-cement.

The corresponding values in December quarter, 1953 were £3781 for brick concrete etc., £2286 for wood and £1538 for fibro-cement.

2. NEW HOUSES COMMENCED:

The number of new houses commenced during March quarter, 1954 was 663, an increase of 68 compared with December quarter, 1953.

Since July 1945 a total of 23,465 new houses has been commenced in Tasmania.

NEW HOUSES UNDER CONSTRUCTION:

The number of new houses under construction at 31st March, 1954 was 2,224, and increase of 101 compared with the 31st December, 1953 figure of 2,123. Corresponding figures as at 31st March, in previous years are as follows:- 1946-778; 1947-1,346; 1948-2,010; 1949-2,346; 1950-3,148; 1951-3,512; 1952-3,346 and 1953-2,308.

The houses under construction at 31st March, 1954, were distributed according to materials of outer walls as follows:- solid brick, concrete, etc., 518 (23.3%) brick, concrete, etc. veneers, 226 (10.2%); wood, 1,359 (61.1%); prefabricated wood, 18 (.87%) and fibro-cement, 103 (4.6%).

The following table shows in summary form, the number of houses commenced, completed and under construction for the years 1945-46 to 1952-53 and by quarters since 1950-51.

NEW HOUSES - TASMANIA

Period	Commenced		Completed		Under Construction at end of period	
	No.	Value	No.	Value	No.	Value
		£'000		£'000		£'000
1945-46	1,316 (a)	1,100 (a)	479	453	1,013	1,066
1946-47	1,642	1,854	1,070	1,137	1,557	1,802
1947-48	2,062	2,603	1,544	1,741	2,065	2,742
1948-49	2,849	3,937	2,287	2,992	2,575	3,802
1949-50	3,664	5,839	2,852	4,185	3,357	5,652
1950-51	4,122	7,473	3,914	6,726	3,558	7,090
1951-52	3,584	7,651	3,999	8,167	3,143	7,220
1952-53	2,285	5,322	3,314	7,590	2,114	5,298
1950-51:-						
September Qr.	968	1,635	1,038	1,612	3,280	5,804
December Qr.	1,037	1,809	870	1,485	3,447	6,257
March Qr.	1,031	1,892	966	1,730	3,512	6,385
June Qr.	1,086	2,137	1,040	1,899	3,558	7,090
1951-52:-						
September Qr.	1,097	2,260	1,071	2,102	3,584	7,513
December Qr.	1,016	2,202	1,336	2,663	3,264	7,243
March Qr.	787	1,667	705	1,519	3,346	7,595
June Qr.	684	1,522	887	1,883	3,143	7,220
1952-53:-						
September Qr.	574	1,309	909	1,994	2,808	6,712
December Qr.	492	1,115	983	2,184	2,317	5,667
March Qr.	695	1,618	704	1,723	2,308	5,599
June Qr.	524	1,280	718	1,689	2,114	5,298
1953-54:-						
September Qr.	683	1,635	608	1,527	2,189	5,470
December Qr.	595	1,464	661	1,710	2,123	5,418
March Qr.	663	1,711	562	1,447	2,224	5,707
Total Since 1/7/1945:	23,465	40,589	21,290	37,675	-	-

(a) Estimated; actual figures not collected.

The total number of dwellings according to type, completed and under construction is set out in the following table:-

CONSTRUCTION OF DWELLING, ACCORDING TO TYPE-TASIMANIA.

Period	Private Houses				New Flats (Dwellings units (b))	Shops with Dwell- ings	Total
	Brick Concrete etc. (a)	Wood	Fibro Cement	Other			
Number of Dwellings Completed							
1945-46	111	356	12	-	-	2	481
1946-47	296	756	14	4	21	8	1,099
1947-48	373	1,127	41	3	4	8	1,556
1948-49	534	1,606	140	7	25	28	2,340
1949-50	722	1,955	165	10	24	18	2,894
1950-51	959	2,741	208	6	18	21	3,953
1951-52	982	2,697	312	8	20	28	4,047
1952-53	876	2,189	247	2	14	13	3,341
1952-53 June Qtr.	181	499	33	1	2	4	724
1953-54 Sep. Qtr.	146	436	26	-	-	2	610
Dec. Qtr.	146	489	26	-	2	4	667
Mar. Qtr.	135	401	26	-	3	4	569
Total since 1/7/1945:	5,280	14,753	1,217	40	131	136	21,557

Number of Dwellings under Construction							
30th June 1946	301	693	11	3	10	6	1,029
" " 1947	474	1,058	23	2	4	8	1,569
" " 1948	633	1,355	74	3	20	14	2,099
" " 1949	862	1,578	134	1	27	15	2,617
" " 1950	1,124	2,067	155	11	17	13	3,387
" " 1951	1,135	2,229	192	2	17	19	3,594
" " 1952	1,087	1,881	174	1	12	15	3,170
30th June 1953	732	1,289	93	-	1	6	2,121
31st. Mar 1954	744	1,377	103	-	32	15	2,271

(a) Includes Veneers.

(b) Conversions into Flats are excluded.

PERCENTAGE DISTRIBUTION & AVERAGE RECORDED VALUE OF EACH TYPE OF NEW

HOUSE - TASIMANIA

Period	Percentage Distribution						Average Recorded values of New Houses completed (c)		
	Completed			Under Construction at end of period					
	Brick (a)	Wood	Fibro. etc. (b)	Brick (a)	Wood	Fibro. etc. (b)	Brick (a)	Wood	Fibro. etc. (b)
1945-46	23.2	74.3	2.5	29.7	68.9	1.4	1,252	857	750
1946-47	27.7	70.6	1.7	30.4	68.0	1.6	1,392	939	833
1947-48	24.2	73.0	2.8	30.6	65.6	3.8	1,582	988	841
1948-49	23.4	70.2	6.4	33.5	61.3	5.2	1,830	1,183	782
1949-50	25.3	68.6	6.1	33.5	61.6	4.9	2,012	1,315	926
1950-51	24.5	70.0	5.5	31.9	62.6	5.5	2,340	1,554	1,037
1951-52	24.6	67.4	8.0	34.6	59.9	5.6	2,637	1,862	1,419
1952-53	26.4	66.1	7.5	34.6	60.9	4.5	3,053	2,058	1,642
1952-53 Mar. Qtr.	30.8	62.8	6.4	34.4	61.1	4.5	3,313	2,077	1,911
June Qtr.	25.2	69.3	5.4	34.6	60.9	4.5	3,116	2,134	1,589
1953-54 Sep. Qtr.	24.0	71.7	4.3	34.1	61.7	4.2	3,424	2,236	2,000
Dec. Qtr.	22.1	74.0	3.9	34.0	61.2	4.8	3,781	2,286	1,538
Mar. Qtr.	24.0	71.4	4.6	33.5	61.9	4.6	3,385	2,369	1,538

(a) Includes Stone, Concrete and Veneers.

(b) Fibro-Cement and Other.

(c) Average value is obtained by dividing total number of houses completed into the total value of houses completed as stated by builders. As averages they relate to houses of the size and standard completed in the relevant period, and cannot be regarded as an index of the cost of erecting houses of a particular size or standard.

4. NEW HOUSES ACCORDING TO MUNICIPALITIES:

Particulars of building permits issued for houses, and the number and value of houses commenced, completed and under construction according to local government areas, are shown for March quarter, 1954 in the next two tables:

A. SUMMARY: BUILDING PERMITS GRANTED & CONSTRUCTION
OF NEW HOUSES, MARCH QUARTER, 1954

Area	Building Permits Granted during Quarter		Commenced during Quarter		Completed during Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
Hobart, City	61	£'000 204	67	£'000 211	40	£'000 118	218	£'000 687
Hobart, Suburbs -								
Clarence (b)	152	403	144	363	98	282	392	1,101
Kingborough (b)	5	18	8	29	17	49	58	166
Glenorchy	50	138	54	156	74	194	262	665
Total Suburbs:	207	559	206	548	189	535	712	1,932
Total Hobart and Suburbs:	268	763	273	759	229	653	930	2,619
Launceston City	39	108	61	178	48	136	176	454
Launceston Suburbs(b)								
Beaconsfield	16	47	24	63	8	21	59	174
Evandale	1	2	1	1	1	1	-	-
Lilydale	9	23	8	20	41	101	65	165
St. Leonards	38	97	28	69	11	26	73	190
Westbury	8	14	2	4	2	5	4	9
Total Suburbs:	72	183	63	157	63	154	201	538
Total Launceston and Suburbs:	111	290	124	335	111	290	377	992
All other Areas (c)	221	446	266	617	222	504	917	2,096
Total Tasmania (c)	600	1,500	663	1,711	562	1,447	2,224	5,707

(a) Value when completed.

(b) Suburban areas only of these Municipalities.

(c) Excluding building permit details for those Municipalities which do not require a permit to build.

(Including Owner-built Houses)

Statistical Divisions and Local Government Areas	Building Per- mits granted durin Quarter		Commenced during Quarter.		Completed during Quarter		Under Construc- tion at end of Quarter	
	No.	Value (a)	No.	Value (a)	No.	Value (a)	No.	Value (a)
URBAN DIVISION:		£'000		£'000		£'000		£'000
Hobart, City	61	204	67	211	40	118	218	687
" Suburbs	207	559	206	548	189	535	712	1,932
Launceston, City	39	108	61	178	48	136	176	454
" Suburbs	72	183	63	157	63	154	201	538
Total Urban Division:	379	1,054	397	1,094	340	943	1,307	3,611
NORTH-WESTERN DIVISION								
Burnie	29	69	27	61	20	45	90	206
Circular Head	10	19	13	22	9	19	26	52
Deloraine	7	12	7	33	4	20	17	57
Devonport	32	66	37	82	25	59	133	298
Kentish	4	6	6	10	2	3	13	19
King Island	3	8	7	21	1	2	23	58
Latrobe	3	5	3	6	3	11	18	41
Penguin	3	6	5	12	12	23	17	40
Ulverstone	14	31	9	24	4	10	38	76
Wynyard	5	10	22	43	13	28	35	80
Total North-Western Div:	110	232	136	314	93	220	410	927
NORTH-EASTERN DIVISION								
Beaconsfield (b)	9	13	9	18	20	32	51	98
Fingal	3	5	2	4	-	-	10	33
Flinders	-	-	-	-	1	3	-	-
George Town	9	10	12	23	12	35	33	120
Lilydale (b)	-	-	1	2	1	1	7	12
Portland	1	1	1	1	3	6	6	14
Ringarooma	3	7	1	1	2	5	4	8
Scottsdale	8	19	5	13	3	14	15	41
Total North-Eastern Div:	33	55	31	62	42	96	126	326
NORTH-MIDLAND DIVISION								
Evandale (b)	1	1	-	-	-	-	7	15
Longford	11	27	9	18	7	17	32	78
St. Leonards (b)	6	14	1	2	4	10	24	51
Westbury (b)	6	10	1	3	-	-	14	28
Total North-Midland Div:	24	52	11	23	11	27	77	172
MIDLAND DIVISION								
Bothwell	1	2	-	-	-	-	2	4
Campbell Town	3	7	3	6	2	3	9	24
Hamilton	1	5	21	68	-	-	21	67
Oatlands	4	10	2	5	-	-	5	14
Ross	-	-	-	-	2	4	2	4
Total Midland Division:	9	24	26	79	4	7	39	113
SOUTH-EASTERN DIVISION								
Brighton (c)	-	-	-	-	-	-	-	-
Clarence (b)	8	16	21	56	20	38	81	180
Glamorgan	3	4	2	3	2	3	5	9
Green Ponds (c)	-	-	1	2	1	2	1	2
Richmond (c)	-	-	-	-	-	-	2	6
Sorell	5	5	9	10	5	7	27	37
Spring Bay	1	1	-	-	6	8	7	10
Total South-Eastern Div:	17	26	33	71	34	58	123	244
SOUTHERN DIVISION								
Bruny	-	-	1	3	-	-	3	6
Esperence	6	10	-	-	-	-	3	8
Huon	3	6	7	13	2	2	17	34
Kingborough (b)	5	15	11	29	8	20	36	75
New Norfolk	7	13	2	5	3	4	32	69
Port Cygnet	3	7	2	3	2	4	3	4
Tasman	1	3	1	1	1	2	6	6
Total Southern Division:	25	54	24	54	16	32	100	202
WESTERN DIVISION								
Queenstown	2	2	1	1	1	1	4	7
Strahan	1	1	-	-	-	-	-	-
Zeehan	-	-	4	13	21	63	38	105
Total Western Division:	3	3	5	14	22	64	42	112
Total Country Divisions:	221	446	266	617	222	504	917	2,096
TOTAL TASMANIA (d)	600	1,500	663	1,711	562	1,447	2,224	5,707

(a) Value when completed. (b) Country sections only of these Municipalities. (c) Building permits not issued in these Municipalities. (d) Excludes building permit details for the Municipalities which do not issue permits.

NEW BUILDINGS (OTHER THAN HOUSES).

Note: Values quoted exclude the cost of land on which buildings erected.

The value of new buildings (other than houses) completed during March quarter, 1954, was £1,294,000 compared with £513,000 in December quarter, 1953 and £772,000 during March quarter, 1953. Thirteen (13) new factories valued at £755,000 were completed during the quarter. Other new buildings (included above) completed during the quarter comprised; 7 schools, 1 clinic, 1 hospital, 1 church, 12 ware-houses and stores, 5 garages, service stations, etc., 1 post office, 2 amenities buildings, and 25 others.

During March quarter 1954 the value of new buildings (other than houses) commenced was £847,000 compared with £331,000 in December quarter, 1953, and £315,000 in March quarter, 1953. Construction of eight(8) new factories valued at £83,000 was commenced during the quarter ended 31st March, 1954.

The value of new buildings (other than houses) under construction at 31st March, 1954, was £5,147,000, a decrease of £236,000 compared with 31st December, 1953. Comparative values as at 31st March in preceding years are as follows:- 1946-£287,000; 1947-£851,000; 1948-£1,362,000; 1949-£2,056,000; 1950-£2,810,000; 1951-£4,626,000; 1952-£5,829,000 and 1953-£5,782,000. The value of factories under construction at 31st March, 1954, was £1,743,000 or 33.9% of the total value of all buildings (other than houses) under construction at that date.

Progress made in the construction of new buildings (other than houses) is shown in the next table.

VALUE OF NEW BUILDINGS (OTHER THAN HOUSES) (Unit : £'000)

Period	Flats	Shops With Dwelling	Shops Without Dwelling	Hotels Guest Houses etc.	Factor- ies	Other New Buildings	Total New Buildings
COMMENCED DURING PERIOD							
1945-46 (a)	-	-	-	-	-	-	-
1946-47	10	12	39	41	458	304	864
1947-48	25	26	40	57	311	545	1,004
1948-49	43	36	38	229	454	634	1,434
1949-50	24	36	64	97	899	1,420	2,540
1950-51	27	60	123	130	465	2,058	2,863
1951-52	29	52	103	332	955	1,882	3,353
1952-53	10	39	96	54	218	873	1,290
1953-54 - Sept. Qr.	40	8	74	9	10	186	327
Dec. Qr.	39	12	18	-	46	216	331
Mar. Qr.	16	30	128	-	83	590	847
Total since 1/7/1945:	263	311	723	949	3,899	8,708	14,853
COMPLETED DURING PERIOD							
1945-46	-	3	6	-	11	154	174
1946-47	17	9	12	4	51	187	280
1947-48	5	16	23	17	310	167	538
1948-49	29	30	32	107	334	286	818
1949-50	28	35	66	85	563	380	1,157
1950-51	28	70	74	26	701	778	1,677
1951-52	40	62	152	115	705	1,270	2,344
1952-53	36	56	84	370	516	2,013	3,075
1953-54 - Sept. Qr.	-	5	8	77	156	510	756
Dec. Qr.	5	19	77	-	75	337	513
Mar. Qr.	9	12	32	133	755	353	1,294
Total since 1/7/1945:	197	317	566	1,034	4,177	6,435	12,726
UNDER CONSTRUCTION							
30th June 1946	8	10	6	8	125	180	337
" " 1947	5	16	30	43	533	330	957
" " 1948	24	27	48	81	738	486	1,404
" " 1949	33	29	66	211	860	871	2,070
" " 1950	32	35	62	169	1,222	1,818	3,338
" " 1951	35	51	113	392	1,329	3,168	5,088
" " 1952	32	55	54	601	1,832	3,976	6,550
30th June 1953	6	46	72	202	1,816	3,054	5,196
30th Sept. 1953	46	50	138	133	2,357	2,810	5,534
31st Dec. 1953	80	44	77	133	2,347	2,702	5,383
31st Mar. 1954	88	59	177	-	1,743	3,080	5,147

(a) Information not collected.

VALUE OF ALL BUILDINGS.

The value of all new buildings including houses completed in Tasmania during March quarter, 1954 was £2,741,000, an increase of £518,000 compared with December quarter 1953 and £246,000 more than in March quarter 1953. New houses valued at £1,447,000 comprised 52.8% of the total value of completions.

The value of new buildings commenced during March quarter 1954, was £2,558,000, an increase of £763,000 compared with December quarter 1953, and £625,000 more than in the March quarter 1953.

The value of new buildings under construction at 31st March, 1954 was £10,854,000, an increase of £53,000 compared with the December, 1953 figure, and £527,000 less than the March, 1953 figure.

In comparing these values due allowance should be made for any movement in building costs.

The following table summarizes the value of all new buildings commenced, completed and under construction since 30th June, 1946.

VALUE (WHEN COMPLETED) OF ALL NEW BUILDINGS, TASMANIA.

Period	Commenced during Period	Completed during Period	Under Construct- ion at end of Period
Year ended 30th June, 1946	(a)	627	1,403
" " " " 1947	2,718	1,417	2,759
" " " " 1948	3,607	2,279	4,146
" " " " 1949	5,371	3,810	5,872
" " " " 1950	8,379	5,342	8,990
" " " " 1951	10,336	8,403	12,178
" " " " 1952	11,104	10,511	13,770
" " " " 1953	6,611	10,665	10,494
1952-53 December Quarter	1,441	2,700	11,981
March Quarter	1,933	2,495	11,381
June Quarter	1,633	2,603	10,494
1953-54 September Quarter	1,962	2,283	11,004
December Quarter	1,795	2,223	10,801
March Quarter	2,558	2,741	10,854

(a) Not available.

6. VALUE OF WORK DONE ON NEW BUILDINGS.

The value of work done on new buildings has been calculated from data collected on builders' returns. According to the information recorded on these returns, the value of work done during the March quarter, 1954 was £2,295,000 compared with £2,362,000 in December quarter, 1953 and £2,294,000 in March quarter, 1953. Of the March Quarter total £1,532,000 or 66.7% represented value of work done in respect of houses. Hobart and suburbs accounted for £1,019,000 or 44.4% of the total value; Launceston and suburbs for £412,000 or 18% and the rest of the State for £864,000 or 37.6%.

For details of March quarter, 1954 and comparative statements showing figures for each quarter since March quarter 1952, see the following page.

VALUE OF WORK DONE ON NEW BUILDINGS IN TASMANIA DURING MARCE QUARTER, 1954.

Description of Building	Hobart			Launceston			Rest of State	Total Tasmania	Percentage of Total
	City	Sub-urbs	City & Suburbs	City	Sub-urbs	City & Suburbs			
	£'000	£'000	£'000	£'000	£'000	£'000	£'000	£'000	%
Houses -									
Brick, Concrete etc. (a)	97	89	186	45	47	92	142	420	18.3
Wood	69	500	569	62	119	181	306	1,056	46.0
Fibro-Cement	-	1	1	3	1	4	51	56	2.4
Other	-	-	-	-	-	-	-	-	-
Total Houses:	166	590	756	110	167	277	399	1,532	66.7
Flats	5	15	20	2	-	2	-	22	0.9
Shops with Dwellgs.	3	1	4	-	6	6	4	14	0.6
Shops w/o Dwellgs.	4	6	10	17	-	17	9	36	1.6
Hotels, Guest Houses etc.	1	-	1	30	-	30	33	64	2.8
Factories	5	13	18	9	-	9	158	185	8.1
Other new Bldgs.	149	61	210	27	44	71	161	442	19.3
Total Other Nldgs:	167	96	263	85	50	135	465	763	33.3
Total New Bldgs:	333	686	1,019	195	217	412	864	2,295	100.0
Percentage of Totals:	14.5	29.9	44.4	8.5	9.5	18.0	37.6	100.0	...

(a) Includes Veneers.

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA - SUMMARY
(UNIT : £'000)

Period	Hobart			Launceston			Rest of State	Total Tasmania
	City	Sub-urbs	City & Suburbs	City	Sub-urbs	City & Suburbs		
1952-Mar. Qtr.	334	585	919	369	137	506	1,221	2,646
June Qtr.	423	474	897	326	137	463	1,333	2,693
Sep. Qtr.	322	671	993	350	122	472	1,357	2,822
Dec. Qtr.	440	417	857	271	117	388	1,310	2,555
1953-Mar. Qtr.	409	457	866	191	85	276	1,152	2,294
June Qtr.	521	633	1,154	359	114	473	964	2,591
Sep. Qtr.	340	714	1,054	207	151	358	1,382	2,794
Dec. Qtr.	369	607	976	228	250	478	908	2,362
1954-Mar. Qtr.	333	686	1,019	195	217	412	864	2,295

VALUE OF WORK DONE ON NEW BUILDINGS, TASMANIA - SUMMARY

Period	New Houses		Other New Buildings		All Buildings
	£'000	%	£'000	%	
1952-Mar. Qtr.	1,924	72.7	722	27.3	2,646
June Qtr.	1,712	63.6	981	36.4	2,693
Sep. Qtr.	2,001	70.9	821	29.1	2,822
Dec. Qtr.	1,678	65.7	877	34.3	2,555
1953-Mar. Qtr.	1,624	70.8	670	29.2	2,294
June Qtr.	1,745	67.3	846	32.7	2,591
Sep. Qtr.	1,766	63.2	1,028	36.8	2,794
Dec. Qtr.	1,744	73.7	618	26.3	2,362
1954-Mar. Qtr.	1,532	66.7	763	33.3	2,295

7. PERSONS WORKING ON NEW BUILDINGS

Note:

The figures quoted below include estimates for persons working on owner-built houses, but exclude principals and their employees engaged solely on alterations and additions.

There were 5,567 persons including 1,347 working principals engaged on the construction of new buildings at 31st March, 1954. Of these 2,772 were carpenters by trade, 369 bricklayers and 1,086 builders' labourers.

Of the 5,567 persons engaged at 31st March, 1954, 4,039 were working on private contract jobs, 750 on owner-built jobs and 778 on Government day labour projects. The returns indicated that 3,020 were working on new houses, 1,428 on other new buildings, 233 on alterations and additions to houses 517 on alterations and additions to other buildings and 369 on repair and maintenance work.

Details of the number of workers engaged at 31st March, 1949 to 1953, and at the end of the last four quarters classified according to type of occupation are as follows:-

WORKERS (a) ENGAGED ON JOBS CARRIED OUT BY BUILDERS
OF NEW BUILDINGS IN TASMANIA

Occupation	31st. March					30th June 1953	30th Sept. 1953	31st Dec. 1953	31st March 1954
	1949	1950	1951	1952	1953				
Carpenters	2,435	3,080	3,371	3,253	2,879	2,994	2,946	2,677	2,772
Bricklayers	359	428	475	413	418	396	381	361	369
Painters	297	394	420	413	381	400	355	345	346
Electricians	155	190	215	204	186	190	179	167	157
Plumbers	220	265	289	288	247	261	274	267	255
Builders' Labourers	1,025	1,411	1,469	1,537	1,333	1,133	1,113	955	1,086
Others	569	641	718	650	510	556	606	594	582
Total Workers:	5,130	6,409	6,957	6,758	5,954	5,930	5,854	5,366	5,567

OCCUPATIONAL STATUS.

Contractors (a)	932	1,114	1,130	1,094	872	810	834	806	804
Sub-Contractors (a)	392	454	614	583	600	567	573	551	543
Wage Earners	3,806	4,841	5,213	5,081	4,482	4,553	4,447	4,009	4,220

(a) Actually working on jobs

8. DEFINITIONS OF TERMS USED.

Owner-Builder: For the purpose of this Bulletin, an owner-builder is a person who is actually building his own house or is having his house built under his own direction without the services of a Contractor.

Commenced: A building is regarded as having been commenced when work on foundation has begun. Owing to the difficulty of defining the exact point that this represents in building operations, it is probable that interpretations placed upon it by informants are not entirely uniform.

Completed: A building is regarded as having been completed when the builder has fulfilled the terms of the contract. As with commencements, the interpretations placed upon this definition may vary.

Under Construction: A building remaining uncompleted at the end of a period is regarded as being under construction regardless of whether construction was actively proceeding on that particular date.

Employment: The figure of employment relate to persons actually working on new buildings on a specified day. They include working principals, employees, men working as, or for, sub-contractors and men temporarily laid off on account of weather. In addition, they include some employees engaged on alterations, additions, renovations or repairs to buildings when these jobs are undertaken by a contractor who builds new buildings. The figures include estimates for persons working on owner-built houses.

Values: All values shown exclude the value of land and represent the estimated value of buildings on completion.

All figures in this Bulletin relate to the operations of private contractors, Government Authorities and owner-builders.

Figures relate only to the operations of persons who build new buildings.

Alterations, additions, renovations and repairs to buildings are excluded, because of the difficulty in obtaining complete lists of persons who engaged in those operations.

Figures for houses exclude converted military huts, flats, and shop dwellings. Some houses built on farms are excluded but these do not effect the figures materially.

J. C. STEPHEN.
DEPUTY COMMONWEALTH STATISTICIAN

Commonwealth Bureau of Census & Statistics,
Tasmania Branch,
T. & G. Building,
Hobart.
3rd June, 1954.

